

**NORTH BAY REDEVELOPMENT
PROJECT AREA COMMITTEE
Minutes of Meeting
October 7, 2009**

The meeting was called to order at 7:41 AM by Chair Christopher Clifford. Proceedings ensued as follows:

1. ROLL CALL / PRELIMINARY MATTERS

Members present: Brian Apramian, Marilee Bankert, Jeff Barfield, Chris Clifford, Gale Cole, Nicole Denton, Candice Disney Magnus, Sam Duran, Robert Durgan, Patricia Garcia, James Lester, Joe Mannino, Clifford Myers, Dale Pursel, Christine Robinson, Andre Simpson (late), Kurt Sullivan, and Dorothy Surdi.

2. MINUTES OF PREVIOUS MEETINGS

Mr. Dale Pursel moved, Sullivan seconded, to approve the June 3, 2009 PAC minutes. The PAC voted 9-0-3. Members Robinson, Surdi, and Barfield abstained from voting.

3. COMMUNICATIONS AND PUBLIC COMMENT

A. Public Comment

- Rand Wasserman – Provided an update on the Pt. Loma Townhomes located at Dickens and Carlton. Requested time to discuss the project with the PAC for a support letter for Coastal Commission regarding the land use/zoning conflict. (YMCA Public Comment taken during the YMCA Presentation)
- Jeff (Owner of Gold's Gym) – The Y provides great services but it impeding on my business. My gym is approximately 45,000 square feet and provides similar services to the Y.
- Jim Seaman – Supports the Y's project and also has family members that have memberships at Gold's Gym.
- Joe Mannino – Explained that he is recusing himself since he owns a health club – a mixed martial arts gym. He is concerned that funding the project is not in line with the core reasons why the Project Area was adopted. The generation of tax increment.
- Dale Pursel will recuse himself from the Y action since has donated money to the project.

B. Update from City Staff

- Mr. Kanter is on vacation today.
- Mr. Sands has resigned due to illness.
- The Annual PAC Election will be held October 21, 2009 at the Point Loma Library.

Note: Informational and Action Items were taken out of order on the Agenda but are reported here as they were listed on the agenda.

4. INFORMATIONAL/ACTION ITEMS

- A - North Bay Budget Overview – Staff presented and discussed the details of the budget as of June 30, 2009. PAC members asked detail questions concerning the ERAF (State taking of funds) and the potential to bond. Staff mentioned that a Bonding Firm will be analyzing the Project Area's potential to bond next year.

- B - Nomination of SD Unified Port District Representative, Candice Disney Magnus – Mr. Pursel moved, Ms. Robinson seconded to accept the nomination of Candice Disney Magnus as the SD Unified Port District Representative. Ms. Disney Magnus position is a non-voting member. Motion passed 12-0-0.
- C - Urban Corps of San Diego, Equipment Storage Room – Tim Walsh provided an update on the Urban Corps' LEED Educational Recycling Center. The Educational Recycling Center Project has experienced cost savings. Urban Corps is requesting to use the cost savings for the construction of an Equipment Storage Shed. Mr. Kurt Sullivan moved, Simpson seconded to approve the amendment to the Urban Corps scope of work to include the construction of an Equipment Storage Shed. Motion passed 11-0-1. Mr. Duran recused himself.
- D - Washington Street Median Improvements/Five Points Pedestrian Improvements – This item was tabled by staff. City staff received permit approval (10/6/09) from Caltrans for night work. This will increase the gap needed for the project. City staff will provide updated numbers at the next meeting.
- E – Mission Apartments – Staff member Robert Chavez introduced Mario Turner from AMCAL Multi-Housing. Mario Turner presented additional information on the Mission Apartments, a proposed 90-unit affordable housing development at Washington and Hancock Street. Since the last PAC meeting, the numbers were reworked and the Housing Commission has made a verbal commitment to assist with the development. In addition, answers to the questions raised at the June meeting were provided to the PAC prior to the meeting. PAC members were asked if there were any additional questions regarding the proposed development. Discussions ensue with questions raised about construction cost increases, the willingness of the property owner to sell the property, AMCAL's reason for developing the project, if local contractors will be hired and project's generation of tax increment. The PAC has requested the developer return with the following information: 1) line-by-line comparison of the budget numbers; 2) History of residual receipts loan repayment from other developments; 3) Proposed residual receipts calculations for Agency residual receipts loan; and 4) proposed environmental clean-up costs. PAC members also discussed the project's ability to provide services to the community. It was determine that providing services may impede the projects ability to maximum its residual receipts loan payments.
- F – Peninsula YMCA Project – Staff member Robert Chavez provided background information on the YMCA project and mentioned that the PAC previously provided \$575,000 for Phase II of the three phased project. Public comment was taken due to public members arriving after public comment. Rob Sauvajot, Peninsula YMCA Executive Director, gave an overview of the YMCA's facility improvements project. The YMCA has entered into a joint use agreement with Correia Middle for the use of the proposed gymnasium in exchange for parking. Phase I has already been completed. The total project cost is \$7.5 million. There is currently approximately \$1.6 million gap for phases II & III. A discussion ensued. PAC members' questions included questions concerning YMCA's employment wages vs. other gymnasiums, local construction company performing the work, the

number of positions they plan to create with the expansion, and the safety features between the YMCA's gymnasium and the Correia Middle School.

5. COMMITTEE REPORTS

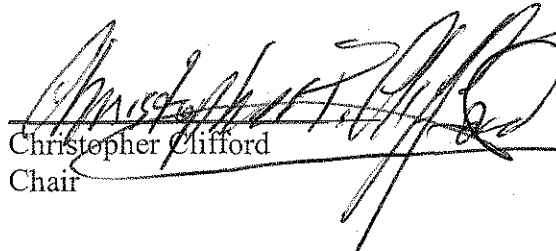
- A. Rosecrans Corridor Mobility Study Working Group Update – Gale Cole reported that currently the working group is receiving input from the community on the traffic conditions of the area. PAC members asked if the discussions included the changing demographics of the community to seniors, the transportation center parking structure proposed in Old Town, and the fact that the Rosecrans and Midway Drive Improvements will be going out to bid.
- B. Uptown Community Plan Update – Jeff Barfield reported that the first meeting for the Uptown Community Plan Working Group will be next month.

6. ADJOURNMENT: Mr. Apramian moved, Simpson Seconded to adjourn the meeting. The meeting was adjourned at 9:50 AM

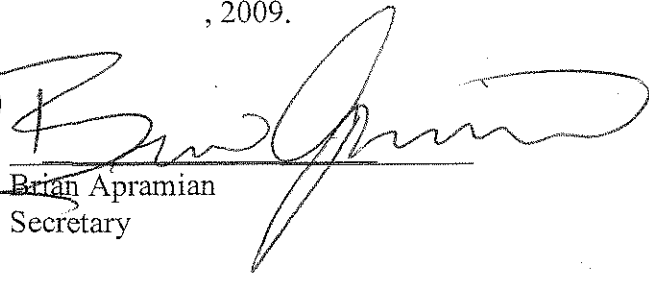
Dated: October 7, 2009

Lydia Goularte-Ruiz, Assistant Project Manager

Approved by vote of the Committee on _____, 2009.



Christopher Clifford
Chair



Brian Apramian
Secretary